

Project: 04107-00

DATE: 16-May-05

CITY OF CHARLESTON, SC

ANALYST: Carrl Kersey

MILFORD STREET OPERATIONS CENTER

PHASE: CM

RENOVATION - WAREHOUSE

TIME: 2:53 PM

COST MODEL - EXISTING ONE STORY HIGH BAY STEEL FRAMED BUILDING

GSF= 36750

CODE	RENOVATION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 257,250
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	36,750	SF	\$ 7.00	\$ 257,250	\$ 257,250
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 55,125
	FLOOR CUT, PATCH & REPAIR ALLOWANCE	5,513	SF	\$ 10.00	\$ 55,125	\$ 55,125
	EXT. WALL FOOTING	-	LF	\$ 20.00	\$ -	\$ -
	INT. WALL FOOTING	-	LF	\$ 15.00	\$ -	\$ -
	SPREAD FOOTING	-	SF	\$ 14.00	\$ -	\$ -
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	-	SF	\$ 10.00	\$ -	\$ -
	SERVICE PIT	-	SF	\$ 30.00	\$ -	\$ -
	PERIMETER INSULATION	-	SF	\$ 1.00	\$ -	\$ -
	SLAB ON GRADE	-	SF	\$ 3.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 38,588
	STRUCTURAL MODIFICATION/REPAIR ALLOWANCE	5,513	SF	\$ 7.00	\$ 38,588	\$ 38,588
	STRUCTURAL STEEL	-	TON	\$ 1,800.00	\$ -	\$ -
	STEEL JOIST	-	TON	\$ 1,400.00	\$ -	\$ -
	STEEL TRUSS	-	TON	\$ 2,000.00	\$ -	\$ -
	MISC. STEEL	-	TON	\$ 1,900.00	\$ -	\$ -
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	-	SF	\$ 2.00	\$ -	\$ -
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	-	SF	\$ 1.20	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 19,294
	ROOFING PATCH/REPAIR ALLOWANCE	5,513	SF	\$ 3.50	\$ 19,294	\$ 19,294
	METAL ROOFING - 0%	-	SF	\$ 8.00	\$ -	\$ -
	EPDM ROOFING - 100%	-	SF	\$ 4.00	\$ -	\$ -
	RIGID ROOF DECK INSULATION	-	SF	\$ 1.50	\$ -	\$ -
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	-	SF	\$ 15.00	\$ -	\$ -
	ALUM. GUTTER & DOWNSPOUT	-	LF	\$ 10.00	\$ -	\$ -
	WOOD BLOCKING	-	MBF	\$ 1,200.00	\$ -	\$ -
	MISC. ROOF ACCESSORIES	-	LS	\$ 5,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 32,753
	MISCELLANEOUS EXTERIOR WALL PATCH	26,202	SF	\$ 0.75	\$ 19,652	\$ 19,652
	CLEAN & SEAL EXTERIOR WALL	26,202	SF	\$ 0.50	\$ 13,101	\$ 13,101
	CMU BACK-UP - 100%	-	SF	\$ 7.00	\$ -	\$ -
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	-	SF	\$ 9.00	\$ -	\$ -
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	-	LF	\$ 2.00	\$ -	\$ -
	GROUT LINTEL	-	LF	\$ 2.00	\$ -	\$ -
	WINDOW SILL	-	LF	\$ 20.00	\$ -	\$ -
	METAL SIDING / PANEL	-	SF	\$ 5.00	\$ -	\$ -
	RIGID INSULATION	-	SF	\$ 1.20	\$ -	\$ -
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	-	SF	\$ 2.00	\$ -	\$ -
	DAMP-PROOFING / FELT	-	SF	\$ 0.30	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ 165,455
	REPLACE H.M. DOOR, FRAME & HARDWARE	11	EA	\$ 1,500.00	\$ 16,500	\$ 16,500

Project: 04107-00

DATE: 16-May-05

CITY OF CHARLESTON, SC

ANALYST: Carr/ Kersey

MILFORD STREET OPERATIONS CENTER

PHASE: CM

RENOVATION - WAREHOUSE

TIME: 2:53 PM

COST MODEL - EXISTING ONE STORY HIGH BAY STEEL FRAMED BUILDING

GSF= 36750

CODE	RENOVATION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	ADD O.H. COILING DOOR, FRAME & HARDWARE	10	EA	\$ 9,000.00	\$ 90,000	\$ 90,000
	REPLACE ALUM. WINDOW	1,310	SF	\$ 45.00	\$ 58,955	\$ 58,955
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
G	INTERIOR DOORS & OPENINGS:			\$ -	\$ -	\$ 21,948
	REPLACE H.M. DOOR, FRAME & HARDWARE	12	EA	\$ 1,100.00	\$ 12,760	\$ 12,760
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	368	SF	\$ 25.00	\$ 9,188	\$ 9,188
				\$ -	\$ -	\$ -
H	INTERIOR PARTITIONS:			\$ -	\$ -	\$ 94,256
	CMU PARTITION - 28% OF TOTAL	12,348	SF	\$ 7.00	\$ 86,436	\$ 86,436
	DRYWALL PARTITION - 0%	-	SF	\$ 4.00	\$ -	\$ -
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$ 2.50	\$ -	\$ -
	GROUT BLOCK	3,087	SF	\$ 2.00	\$ 6,174	\$ 6,174
	GROUT BOND BEAM	823	LF	\$ 2.00	\$ 1,646	\$ 1,646
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
I	WALL FINISHES:			\$ -	\$ -	\$ 47,851
	PAINT WALL - REGULAR - 10%	4,581	SF	\$ 0.65	\$ 2,978	\$ 2,978
	PAINT WALL - EPOXY - 90%	45,808	SF	\$ 0.95	\$ 43,518	\$ 43,518
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	23	EA	\$ 60.00	\$ 1,356	\$ 1,356
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
J	FLOOR & BASE FINISHES:			\$ -	\$ -	\$ 20,213
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 5%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 5%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 100%	36,750	SF	\$ 0.55	\$ 20,213	\$ 20,213
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
K	CEILINGS & SOFFITS:			\$ -	\$ -	\$ 51,083
	ACOUSTICAL CEILING - 0%	-	SF	\$ 2.50	\$ -	\$ -
	DRYWALL CEILING - 10%	3,675	SF	\$ 6.00	\$ 22,050	\$ 22,050
	DRYWALL BULKHEAD	919	SF	\$ 10.00	\$ 9,188	\$ 9,188
	EXTERIOR METAL SOFFIT	-	SF	\$ 3.50	\$ -	\$ -
	PAINT EXPOSED CEILING - 90%	33,075	SF	\$ 0.60	\$ 19,845	\$ 19,845
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:			\$ -	\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:			\$ -	\$ -	\$ 5,908
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	18	EA	\$ 260.00	\$ 4,778	\$ 4,778
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	23	EA	\$ 50.00	\$ 1,130	\$ 1,130
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
				\$ -	\$ -	\$ -

Project: 04107-00

DATE: 16-May-05

CITY OF CHARLESTON, SC

ANALYST: Carrl Kersey

MILFORD STREET OPERATIONS CENTER

PHASE: CM

RENOVATION - WAREHOUSE

TIME: 2:53 PM

COST MODEL - EXISTING ONE STORY HIGH BAY STEEL FRAMED BUILDING

GSF= 36750

CODE	RENOVATION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
N	FIXED EQUIPMENT:				\$ -	\$ 55,125
	MISC EQUIPMENT ALLOWANCE	36,750	SF	\$1.25	\$ 45,938	\$ 45,938
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	36,750	EA	\$0.25	\$ 9,188	\$ 9,188
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	-	EA	\$15,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-30,000# HYDRAULIC LIFT	-	EA	\$60,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ 9,188
	MISC. GENERAL CASEWORK ALLOWANCE	36,750	SF	\$ 0.25	\$ 9,188	\$ 9,188
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ 13,118
	BLIND	1,310	SF	\$3.00	\$ 3,930	\$ 3,930
	MISC. GENERAL FURNISHING ALLOWANCE	36,750	SF	\$ 0.25	\$ 9,188	\$ 9,188
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ -
	ELEVATOR	-	EA	\$ 16,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
T	PLUMBING:				\$ -	\$ 36,750
	PLUMBING	36,750	SF	\$1.00	\$ 36,750	\$ 36,750
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 55,125
	SPRINKLER SYSTEM	36,750	SF	\$1.50	\$ 55,125	\$ 55,125
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ 367,500
	HVAC SYSTEM	36,750	SF	\$10.00	\$ 367,500	\$ 367,500
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 183,750
	ELECTRICAL SYSTEM	36,750	SF	\$5.00	\$ 183,750	\$ 183,750
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 73,500
	ELECTRICAL FIXTURES	36,750	SF	\$2.00	\$ 73,500	\$ 73,500
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 110,250
	SPECIAL SYSTEM - INFRASTRUCTURE	36,750	SF	\$1.00	\$ 36,750	\$ 36,750
	SPECIAL SYSTEM - EMERGENCY GENERATOR	36,750	SF	\$2.00	\$ 73,500	\$ 73,500
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 1,714,026	\$ 1,714,026
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	36,750	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	36,750	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	36,750.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	36,750	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -

Project: 04107-00

DATE: 16-May-05

CITY OF CHARLESTON, SC

ANALYST: Carrl Kersey

MILFORD STREET OPERATIONS CENTER

PHASE: CM

RENOVATION - WAREHOUSE

TIME: 2:53 PM

COST MODEL - EXISTING ONE STORY HIGH BAY STEEL FRAMED BUILDING

GSF= 36750

CODE	RENOVATION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
TOTAL BUILDING & SITE					\$ 1,714,026	\$ 1,714,026

Project: 04107-00

CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER

NEW CONSTRUCTION - EXTERIOR WAREHOUSE

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE:

16-May-05

ANALYST:

Carr/ Kersey

PHASE:

CM

TIME:

2:54 PM

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	COST MODEL		
		GSF	20,000	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 110,000	\$ 5.50	11%
B	BUILDING FOOTING & SLAB	\$ 143,200	\$ 7.16	15%
C	STRUCTURAL SYSTEM	\$ 239,000	\$ 11.95	24%
D	ROOFING	\$ 245,660	\$ 12.28	25%
E	EXTERIOR WALL	\$ 68,640	\$ 3.43	7%
F	EXTERIOR DOORS & OPENING	\$ -	\$ -	0%
G	INTERIOR DOORS & OPENING	\$ -	\$ -	0%
H	INTERIOR PARTITIONS	\$ -	\$ -	0%
I	WALL FINISHES	\$ -	\$ -	0%
J	FLOOR FINISHES	\$ 11,000	\$ 0.55	1%
K	CEILINGS & SOFFITS	\$ -	\$ -	0%
L	INTERIOR STAIRS & RAILING	\$ -	\$ -	0%
M	ACCESSORIES & SPECIALTIES	\$ 2,600	\$ 0.13	0%
N	FIXED EQUIPMENT	\$ -	\$ -	0%
O	CASEWORK & MILLWORK	\$ -	\$ -	0%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ -	\$ -	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$ -	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 5,000	\$ 0.25	1%
U	FIRE PROTECTION	\$ 30,000	\$ 1.50	3%
V	H.V.A.C. SYSTEM	\$ -	\$ -	0%
W	ELECTRICAL SYSTEM	\$ 40,000	\$ 2.00	4%
X	LIGHTING	\$ 40,000	\$ 2.00	4%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 45,000	\$ 2.25	5%
	SUB-TOTAL BUILDING	\$ 980,100	\$ 49.01	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 49,005	\$ 2.45	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 1,029,105	\$ 51.46	

Project: 04107-00

DATE: 16-May-05

CITY OF CHARLESTON, SC

ANALYST: Carrl Kersey

MILFORD STREET OPERATIONS CENTER

PHASE: CM

NEW CONSTRUCTION - EXTERIOR WAREHOUSE

TIME: 2:55 PM

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 110,000
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	20,000	SF	\$ 5.50	\$ 110,000	\$ 110,000
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 143,200
	EXT. WALL FOOTING	660	LF	\$ 20.00	\$ 13,200	\$ 13,200
	INT. WALL FOOTING	-	LF	\$ 15.00	\$ -	\$ -
	SPREAD FOOTING	5,000	SF	\$ 14.00	\$ 70,000	\$ 70,000
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	-	SF	\$ 10.00	\$ -	\$ -
	SERVICE PIT	-	SF	\$ 30.00	\$ -	\$ -
	PERIMETER INSULATION	-	SF	\$ 1.00	\$ -	\$ -
	SLAB ON GRADE	20,000	SF	\$ 3.00	\$ 60,000	\$ 60,000
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 239,000
	STRUCTURAL STEEL	60	TON	\$ 1,800.00	\$ 108,000	\$ 108,000
	STEEL JOIST	20	TON	\$ 1,400.00	\$ 28,000	\$ 28,000
	STEEL TRUSS	10	TON	\$ 2,000.00	\$ 20,000	\$ 20,000
	MISC. STEEL	10	TON	\$ 1,900.00	\$ 19,000	\$ 19,000
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	20,000	SF	\$ 2.00	\$ 40,000	\$ 40,000
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	20,000	SF	\$ 1.20	\$ 24,000	\$ 24,000
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 245,660
	METAL ROOFING - 0%	23,000	SF	\$ 8.00	\$ 184,000	\$ 184,000
	EPDM ROOFING - 100%	-	SF	\$ 4.00	\$ -	\$ -
	RIGID ROOF DECK INSULATION	-	SF	\$ 1.50	\$ -	\$ -
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	1,980	SF	\$ 15.00	\$ 29,700	\$ 29,700
	ALUM. GUTTER & DOWNSPOUT	2,300	LF	\$ 10.00	\$ 23,000	\$ 23,000
	WOOD BLOCKING	3	MBF	\$ 1,200.00	\$ 3,960	\$ 3,960
	MISC. ROOF ACCESSORIES	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 68,640
	CMU BACK-UP - 100%	-	SF	\$ 7.00	\$ -	\$ -
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	-	SF	\$ 9.00	\$ -	\$ -
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	-	LF	\$ 2.00	\$ -	\$ -
	GROUT LINTEL	-	LF	\$ 2.00	\$ -	\$ -
	WINDOW SILL	-	LF	\$ 20.00	\$ -	\$ -
	METAL SIDING / PANEL	7,920	SF	\$ 8.00	\$ 63,360	\$ 63,360
	RIGID INSULATION	-	SF	\$ 1.20	\$ -	\$ -
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	2,640	SF	\$ 2.00	\$ 5,280	\$ 5,280
	DAMP-PROOFING / FELT	-	SF	\$ 0.30	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ -
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	O.H. COILING DOOR, FRAME & HARDWARE	-	EA	\$ 9,000.00	\$ -	\$ -
	ALUM. WINDOW	-	SF	\$ 35.00	\$ -	\$ -
					\$ -	\$ -

Project: 04107-00

DATE: 16-May-05

CITY OF CHARLESTON, SC

ANALYST: Carrl Kersey

MILFORD STREET OPERATIONS CENTER

PHASE: CM

NEW CONSTRUCTION - EXTERIOR WAREHOUSE

TIME: 2:55 PM

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ -
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$ 1,100.00	\$ -	\$ -
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	-	SF	\$ 25.00	\$ -	\$ -
H	INTERIOR PARTITIONS:				\$ -	\$ -
	CMU PARTITION - 100%	-	SF	\$ 7.00	\$ -	\$ -
	DRYWALL PARTITION - 0%	-	SF	\$ 4.00	\$ -	\$ -
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$ 2.50	\$ -	\$ -
	GROUT BLOCK	-	SF	\$ 2.00	\$ -	\$ -
	GROUT BOND BEAM	-	LF	\$ 2.00	\$ -	\$ -
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ -
	PAINT WALL - REGULAR - 10%	-	SF	\$ 0.45	\$ -	\$ -
	PAINT WALL - EPOXY - 90%	-	SF	\$ 0.75	\$ -	\$ -
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	-	EA	\$ 60.00	\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 11,000
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 5%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 5%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 100%	20,000	SF	\$ 0.55	\$ 11,000	\$ 11,000
K	CEILINGS & SOFFITS:				\$ -	\$ -
	ACOUSTICAL CEILING- 10%	-	SF	\$ 2.50	\$ -	\$ -
	DRYWALL CEILING - 10%	-	SF	\$ 6.00	\$ -	\$ -
	DRYWALL BULKHEAD	-	SF	\$ 10.00	\$ -	\$ -
	EXTERIOR METAL SOFFIT	-	SF	\$ 3.50	\$ -	\$ -
	PAINT EXPOSED CEILING- -100%	-	SF	\$ 0.60	\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 2,600
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	10	EA	\$ 260.00	\$ 2,600	\$ 2,600
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	-	EA	\$ 50.00	\$ -	\$ -
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE	20,000	SF	\$0.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	-	EA	\$9,000.00	\$ -	\$ -

Project: 04107-00

DATE: 16-May-05

CITY OF CHARLESTON, SC

ANALYST: Carrl Kersey

MILFORD STREET OPERATIONS CENTER

PHASE: CM

NEW CONSTRUCTION - EXTERIOR WAREHOUSE

TIME: 2:55 PM

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	-	EA	\$15,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-30,000# HYDRAULIC LIFT	-	EA	\$60,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ -
	MISC. GENERAL CASEWORK ALLOWANCE	-	SF	\$ 1.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ -
	BLIND	-	SF	\$3.00	\$ -	\$ -
	MISC. GENERAL FURNISHING ALLOWANCE	-	SF	\$ 0.25	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ -
	ELEVATOR	-	EA	\$ 16,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
T	PLUMBING:				\$ -	\$ 5,000
	PLUMBING	20,000	SF	\$0.25	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 30,000
	SPRINKLER SYSTEM	20,000	SF	\$1.50	\$ 30,000	\$ 30,000
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ -
	HVAC SYSTEM	20,000	SF	\$0.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 40,000
	ELECTRICAL SYSTEM	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 40,000
	ELECTRICAL FIXTURES	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 45,000
	SPECIAL SYSTEM - INFRASTRUCTURE	20,000	SF	\$0.25	\$ 5,000	\$ 5,000
	SPECIAL SYSTEM - EMERGENCY GENERATOR	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 980,100	\$ 980,100
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	20,000.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -
TOTAL BUILDING & SITE					\$ 980,100	\$ 980,100

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 SITEWORK

DATE: 16-May-05
 ANALYST: Carrl Kersey
 PHASE: CM
 TIME: 2:55 PM

COST MODEL - SITEWORK

CODE	SITEWORK DESCRIPTION	COST MODEL		
		GSF	117,975	
		COST	\$/GSF	%
	TOTAL SITEWORK :			
A	SITE GENERAL CONDITIONS & FEES:	\$ 147,469	\$ 1.25	6%
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:	\$ 182,988	\$ 1.55	8%
Z2	SITE DEVELOPMENT:	\$ 1,604,740	\$ 13.60	70%
AA	SITE UTILITIES:	\$ 353,925	\$ 3.00	15%
	SUB-TOTAL SITEWORK	\$ 2,289,121	\$ 19.40	100%
5%	DESIGN CONTINGENCY - SITE	\$ 114,456	\$ 0.97	
0%	ESCALATION - SITE	\$ -	\$ -	
	TOTAL SITEWORK	\$ 2,403,577	\$ 20.37	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 2,403,577	\$ 20.37	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 SITEWORK
 COST MODEL - SITEWORK

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 2:56 PM
 GSF= 117975

CODE	SITEWORK DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
					\$ -	\$ -
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ 147,469
	SITE GENERAL CONDITIONS & FEES	117,975	SF	\$ 1.25	\$ 147,469	\$ 147,469
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ 182,988
	PHASE I ENVIRONMENTAL ASSESSMENT ALLOWANCE	1	LSUM	\$ 4,000.00	\$ 4,000	\$ 4,000
	REMOVAL OF UST ALLOWANCE	6	EA	\$ 15,000.00	\$ 90,000	\$ 90,000
	SPECIAL SITE REMEDIATION ALLOWANCE	117,975	SF	\$ 0.50	\$ 58,988	\$ 58,988
	PARTIAL DEMO OF EXISTING BUILDING ALLOWANCE	10,000	SF	\$ 3.00	\$ 30,000	\$ 30,000
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ 1,604,740
	CLEARING	20	AC	\$ 1,500.00	\$ 30,000	\$ 30,000
	GRADING	20	AC	\$ 11,000.00	\$ 220,000	\$ 220,000
	RETENTION POND	8,100	CY	\$ 26.00	\$ 210,600	\$ 210,600
	PARKING AREAS	16,700	SY	\$ 12.50	\$ 208,750	\$ 208,750
	FENCING & GATES	10	AC	\$ 5,000.00	\$ 50,000	\$ 50,000
	LIGHTING @ PARKING AREAS	117,975	SF	\$ 1.40	\$ 165,165	\$ 165,165
	EROSION CONTROL	19	AC	\$ 1,250.00	\$ 23,375	\$ 23,375
	GAS TANK & PUMP	4	EA	\$ 40,000.00	\$ 160,000	\$ 160,000
	WASH EQUIPMENT	2	LS	\$ 35,000.00	\$ 70,000	\$ 70,000
	WASH STRUCTURE (30 X 40)	1,200	SF	\$ 168.00	\$ 201,600	\$ 201,600
	PRE-ENGINEERED CANOPY	1,250	SF	\$ 25.00	\$ 31,250	\$ 31,250
	LANDSCAPING	13	AC	\$ 18,000.00	\$ 234,000	\$ 234,000
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ 353,925
	SITE UTILITIES	117,975	SF	\$ 3.00	\$ 353,925	\$ 353,925
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ 2,289,121	\$ 2,289,121
TOTAL BUILDING & SITE					\$ 2,289,121	\$ 2,289,121

DATE: 16-May-05
 COST ANALYST: Carr/ Kersey
 PHASE: COST MODEL
 TIME: 3:04 PM

PROJECT : 04107-00
 City of Charleston - Milford Street Operations Center
 South Carolina
 Recap Relocation to New Site (New Office, Maintenance, Interior Warehouse and Exterior Warehouse)

DESCRIPTION	AREA	UNIT	2004			2005			2006			2007			2008			2009			2010			2011			2012			2013			2014			2015			2016			2017			2018			2019			2020			2021			2022			2023			2024			2025			2026			2027			2028			2029			2030			2031			2032			2033			2034			2035			2036			2037			2038			2039			2040			2041			2042			2043			2044			2045			2046			2047			2048			2049			2050			2051			2052			2053			2054			2055			2056			2057			2058			2059			2060			2061			2062			2063			2064			2065			2066			2067			2068			2069			2070			2071			2072			2073			2074			2075			2076			2077			2078			2079			2080			2081			2082			2083			2084			2085			2086			2087			2088			2089			2090			2091			2092			2093			2094			2095			2096			2097			2098			2099			2100			2101			2102			2103			2104			2105			2106			2107			2108			2109			2110			2111			2112			2113			2114			2115			2116			2117			2118			2119			2120			2121			2122			2123			2124			2125			2126			2127			2128			2129			2130			2131			2132			2133			2134			2135			2136			2137			2138			2139			2140			2141			2142			2143			2144			2145			2146			2147			2148			2149			2150			2151			2152			2153			2154			2155			2156			2157			2158			2159			2160			2161			2162			2163			2164			2165			2166			2167			2168			2169			2170			2171			2172			2173			2174			2175			2176			2177			2178			2179			2180			2181			2182			2183			2184			2185			2186			2187			2188			2189			2190			2191			2192			2193			2194			2195			2196			2197			2198			2199			2200			2201			2202			2203			2204			2205			2206			2207			2208			2209			2210			2211			2212			2213			2214			2215			2216			2217			2218			2219			2220			2221			2222			2223			2224			2225			2226			2227			2228			2229			2230			2231			2232			2233			2234			2235			2236			2237			2238			2239			2240			2241			2242			2243			2244			2245			2246			2247			2248			2249			2250			2251			2252			2253			2254			2255			2256			2257			2258			2259			2260			2261			2262			2263			2264			2265			2266			2267			2268			2269			2270			2271			2272			2273			2274			2275			2276			2277			2278			2279			2280			2281			2282			2283			2284			2285			2286			2287			2288			2289			2290			2291			2292			2293			2294			2295			2296			2297			2298			2299			2300			2301			2302			2303			2304			2305			2306			2307			2308			2309			2310			2311			2312			2313			2314			2315			2316			2317			2318			2319			2320			2321			2322			2323			2324			2325			2326			2327			2328			2329			2330			2331			2332			2333			2334			2335			2336			2337			2338			2339			2340			2341			2342			2343			2344			2345			2346			2347			2348			2349			2350			2351			2352			2353			2354			2355			2356			2357			2358			2359			2360			2361			2362			2363			2364			2365			2366			2367			2368			2369			2370			2371			2372			2373			2374			2375			2376			2377			2378			2379			2380			2381			2382			2383			2384			2385			2386			2387			2388			2389			2390			2391			2392			2393			2394			2395			2396			2397			2398			2399			2400			2401			2402			2403			2404			2405			2406			2407			2408			2409			2410			2411			2412			2413			2414			2415			2416			2417			2418			2419			2420			2421			2422			2423			2424			2425			2426			2427			2428			2429			2430			2431			2432			2433			2434			2435			2436			2437			2438			2439			2440			2441			2442			2443			2444			2445			2446			2447			2448			2449			2450			2451			2452			2453			2454			2455			2456			2457			2458			2459			2460			2461			2462			2463			2464			2465			2466			2467			2468			2469			2470			2471			2472			2473			2474			2475			2476			2477			2478			2479			2480			2481			2482			2483			2484			2485			2486			2487			2488			2489			2490			2491			2492			2493			2494			2495			2496			2497			2498			2499			2500			2501			2502			2503			2504			2505			2506			2507			2508			2509			2510			2511			2512			2513			2514			2515			2516			2517			2518			2519			2520			2521			2522			2523			2524			2525			2526			2527			2528			2529			2530			2531			2532			2533			2534			2535			2536			2537			2538			2539			2540			2541			2542			2543			2544			2545			2546			2547			2548			2549			2550			2551			2552			2553			2554			2555			2556			2557			2558			2559			2560			2561			2562			2563			2564			2565			2566			2567			2568			2569			2570			2571			2572			2573			2574			2575			2576			2577			2578			2579			2580			2581			2582			2583			2584			2585			2586			2587			2588			2589			2590			2591			2592			2593			2594			2595			2596			2597			2598			2599			2600			2601			2602			2603			2604			2605			2606			2607			2608			2609			2610			2611			2612			2613			2614			2615			2616			2617			2618			2619			2620			2621			2622			2623			2624			2625			2626			2627			2628			2629			2630			2631			2632			2633			2634			2635			2636			2637			2638			2639			2640			2641			2642			2643			2644			2645			2646			2647			2648			2649			2650			2651			2652			2653			2654			2655			2656			2657			2658			2659			2660			2661			2662			2663			2664			2665			2666			2667			2668			2669			2670			2671			2672			2673			2674			2675			2676			2677			2678			2679			2680			2681			2682			2683			2684			2685			2686			2687			2688			2689			2690			2691			2692			2693			2694			2695			2696			2697			2698			2699			2700			2701			2702			2703			2704			2705			2706			2707			2708			2709			2710			2711			2712			2713			2714			2715			2716			2717			2718			2719			2720			2721			2722			2723			2724			2725			2726			2727			2728			2729			2730			2731			2732			2733			2734			2735			2736			2737			2738			2739			2740			2741			2742			2743			2744			2745			2746			2747			2748			2749			2750			2751			2752			2753			2754			2755			2756			2757			2758			2759			2760			2761			2762			2763			2764			2765			2766			2767			2768			2769			2770			2771			2772			2773			2774			2775			2776			2777			2778			2779			2780			2781			2782			2783			2784			2785			2786			2787			2788			2789			2790			2791			2792			2793			2794			2795			2796			2797			2798			2799			2800			2801			2802			2803			2804			2805			2806			2807			2808			2809			2810			2811			2812			2813			2814			2815			2816			2817			2818			2819			2820			2821			2822			2823			2824			2825			2826			2827			2828			2829			2830			2831			2832			2833			2834			2835			2836			2837			2838			2839			2840			2841			2842			2843			2844			2845			2846			2847			2848			2849			2850			2851			2852			2853			2854			2855			2856			2857			2858			2859			2860			2861			2862			2863			2864			2865			2866			2867			2868			2869			2870			2871			2872			2873			2874			2875			2876			2877			2878			2879			2880			2881			2882			2883			2884			2885			2886			2887			2888			2889			2890			2891			2892			2893			2894			2895			2896			2897			2898			2899			2900			2901			2902			2903			2904			2905			2906			2907			2908			2909			2910			2911			2912			2913			2914			2915			2916			2917			2918			2919			2920			2921			2922			2923			2924			2925			2926			2927			2928			2929			2930			2931			2932			2933			2934			2935			2936			2937			2938			2939			2940			2941			2942			2943			2944			2945			2946			2947			2948			2949			2950			2951			2952			2953			2954			2955			2956			2957			2958			2959			2960			2961			2962			2963			2964			2965			2966			2967			2968			2969			2970			2971			2972			2973			2974			2975			2976			2977			2978			2979			2980			2981			2982			2983			2984			2985			2986			2987			2988			2989			2990			2991			2992			2993			2994			2995			2996			2997			2998			2999			3000		
			Office Area	12,200	SF	1,671,703	\$137.02	2,055,926	\$168.52	1,721,854	\$141.14	2,117,603	\$173.57	1,773,510	\$145.37	2,181,131	\$178.78																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - OFFICE BLDG
 COST MODEL - TWO STORIES LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:05 PM

CODE	NEW CONSTRUCTION - OFFICE BLDG DESCRIPTION	COST MODEL		
		GSF	12,200	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 183,000	\$ 15.00	11%
B	BUILDING FOOTING & SLAB	\$ 64,874	\$ 5.32	4%
C	STRUCTURAL SYSTEM	\$ 120,170	\$ 9.85	8%
D	ROOFING	\$ 88,377	\$ 7.24	6%
E	EXTERIOR WALL	\$ 209,494	\$ 17.17	13%
F	EXTERIOR DOORS & OPENING	\$ 75,934	\$ 6.22	5%
G	INTERIOR DOORS & OPENING	\$ 54,220	\$ 4.44	3%
H	INTERIOR PARTITIONS	\$ 78,519	\$ 6.44	5%
I	WALL FINISHES	\$ 42,027	\$ 3.44	3%
J	FLOOR FINISHES	\$ 52,261	\$ 4.28	3%
K	CEILINGS & SOFFITS	\$ 47,095	\$ 3.86	3%
L	INTERIOR STAIRS & RAILING	\$ 34,400	\$ 2.82	2%
M	ACCESSORIES & SPECIALTIES	\$ 31,188	\$ 2.56	2%
N	FIXED EQUIPMENT	\$ 6,100	\$ 0.50	0%
O	CASEWORK & MILLWORK	\$ 30,500	\$ 2.50	2%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ 24,089	\$ 1.97	2%
Q	MECHANICAL CONVEYANCES	\$ 32,000	\$ 2.62	2%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 57,950	\$ 4.75	4%
U	FIRE PROTECTION	\$ 18,300	\$ 1.50	1%
V	H.V.A.C. SYSTEM	\$ 183,000	\$ 15.00	11%
W	ELECTRICAL SYSTEM	\$ 61,000	\$ 5.00	4%
X	LIGHTING	\$ 36,600	\$ 3.00	2%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 61,000	\$ 5.00	4%
	SUB-TOTAL BUILDING	\$ 1,592,098	\$ 130.50	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 79,605	\$ 6.52	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 1,671,703	\$ 137.02	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:17 PM

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG. DESCRIPTION	COST MODEL		
		GSF	68,641	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 823,692	\$ 12.00	12%
B	BUILDING FOOTING & SLAB	\$ 587,758	\$ 8.56	8%
C	STRUCTURAL SYSTEM	\$ 573,152	\$ 8.35	8%
D	ROOFING	\$ 470,761	\$ 6.86	7%
E	EXTERIOR WALL	\$ 1,019,030	\$ 14.85	14%
F	EXTERIOR DOORS & OPENING	\$ 241,532	\$ 3.52	3%
G	INTERIOR DOORS & OPENING	\$ 96,470	\$ 1.41	1%
H	INTERIOR PARTITIONS	\$ 250,951	\$ 3.66	4%
I	WALL FINISHES	\$ 81,919	\$ 1.19	1%
J	FLOOR FINISHES	\$ 37,753	\$ 0.55	1%
K	CEILINGS & SOFFITS	\$ 117,536	\$ 1.71	2%
L	INTERIOR STAIRS & RAILING	\$ -	\$ -	0%
M	ACCESSORIES & SPECIALTIES	\$ 13,578	\$ 0.20	0%
N	FIXED EQUIPMENT	\$ 559,321	\$ 8.15	8%
O	CASEWORK & MILLWORK	\$ 68,641	\$ 1.00	1%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ 20,274	\$ 0.30	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$ -	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 549,128	\$ 8.00	8%
U	FIRE PROTECTION	\$ 154,442	\$ 2.25	2%
V	H.V.A.C. SYSTEM	\$ 836,410	\$ 12.19	12%
W	ELECTRICAL SYSTEM	\$ 223,083	\$ 3.25	3%
X	LIGHTING	\$ 171,603	\$ 2.50	2%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 188,763	\$ 2.75	3%
	SUB-TOTAL BUILDING	\$ 7,085,798	\$ 103.23	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 354,290	\$ 5.16	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 7,440,088	\$ 108.39	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 68641

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG. DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 823,692
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	68,641	SF	\$ 12.00	\$ 823,692	\$ 823,692
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 587,758
	EXT. WALL FOOTING	1,730	LF	\$ 20.00	\$ 34,602	\$ 34,602
	INT. WALL FOOTING	2,595	LF	\$ 15.00	\$ 38,927	\$ 38,927
	SPREAD FOOTING	17,160	SF	\$ 14.00	\$ 240,244	\$ 240,244
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	3,460	SF	\$ 10.00	\$ 34,602	\$ 34,602
	SERVICE PIT	1,000	SF	\$ 30.00	\$ 30,000	\$ 30,000
	PERIMETER INSULATION	3,460	SF	\$ 1.00	\$ 3,460	\$ 3,460
	SLAB ON GRADE	68,641	SF	\$ 3.00	\$ 205,923	\$ 205,923
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 573,152
	STRUCTURAL STEEL	69	TON	\$ 1,800.00	\$ 123,554	\$ 123,554
	STEEL JOIST	69	TON	\$ 1,400.00	\$ 96,097	\$ 96,097
	STEEL TRUSS	34	TON	\$ 2,000.00	\$ 68,641	\$ 68,641
	MISC. STEEL	34	TON	\$ 1,900.00	\$ 65,209	\$ 65,209
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	68,641	SF	\$ 2.00	\$ 137,282	\$ 137,282
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	68,641	SF	\$ 1.20	\$ 82,369	\$ 82,369
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 470,761
	METAL ROOFING - 0%	-	SF	\$ 8.00	\$ -	\$ -
	EPDM ROOFING - 100%	68,641	SF	\$ 4.00	\$ 274,564	\$ 274,564
	RIGID ROOF DECK INSULATION	68,641	SF	\$ 1.50	\$ 102,962	\$ 102,962
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	5,190	SF	\$ 15.00	\$ 77,855	\$ 77,855
	ALUM. GUTTER & DOWNSPOUT	-	LF	\$ 10.00	\$ -	\$ -
	WOOD BLOCKING	9	MBF	\$ 1,200.00	\$ 10,381	\$ 10,381
	MISC. ROOF ACCESSORIES	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 1,019,030
	CMU BACK-UP - 100%	51,903	SF	\$ 7.00	\$ 363,321	\$ 363,321
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	51,903	SF	\$ 9.00	\$ 467,128	\$ 467,128
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	25,952	LF	\$ 2.00	\$ 51,903	\$ 51,903
	GROUT LINTEL	5,190	LF	\$ 2.00	\$ 10,381	\$ 10,381

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 68641

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG. DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	WINDOW SILL	1,730	LF	\$ 20.00	\$ 34,602	\$ 34,602
	METAL SIDING / PANEL	-	SF	\$ 5.00	\$ -	\$ -
	RIGID INSULATION	51,903	SF	\$ 1.20	\$ 62,284	\$ 62,284
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	6,920	SF	\$ 2.00	\$ 13,841	\$ 13,841
	DAMPROOFING / FELT	51,903	SF	\$ 0.30	\$ 15,571	\$ 15,571
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ 241,532
	H.M. DOOR, FRAME & HARDWARE	21	EA	\$ 1,200.00	\$ 25,200	\$ 25,200
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	O.H. COILING DOOR, FRAME & HARDWARE	20	EA	\$ 9,000.00	\$ 180,000	\$ 180,000
	ALUM. WINDOW - 10% OF TOTAL	1,038	SF	\$ 35.00	\$ 36,332	\$ 36,332
					\$ -	\$ -
					\$ -	\$ -
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ 96,470
	H.M. DOOR, FRAME & HARDWARE	72	EA	\$ 1,100.00	\$ 79,310	\$ 79,310
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	686	SF	\$ 25.00	\$ 17,160	\$ 17,160
					\$ -	\$ -
H	INTERIOR PARTITIONS:				\$ -	\$ 250,951
	CMU PARTITION - 35% OF TOTAL	28,829	SF	\$ 7.00	\$ 201,805	\$ 201,805
	DRYWALL PARTITION - 5% OF TOTAL	4,118	SF	\$ 4.00	\$ 16,474	\$ 16,474
	FURR CMU WALL & DRYWALL - 10%	5,766	SF	\$ 2.50	\$ 14,415	\$ 14,415
	GROUT BLOCK	7,207	SF	\$ 2.00	\$ 14,415	\$ 14,415
	GROUT BOND BEAM	1,922	LF	\$ 2.00	\$ 3,844	\$ 3,844
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ 81,919
	PAINT WALL - REGULAR - 10%	10,602	SF	\$ 0.45	\$ 4,771	\$ 4,771
	PAINT WALL - EPOXY - 90%	95,417	SF	\$ 0.75	\$ 71,563	\$ 71,563
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	93	EA	\$ 60.00	\$ 5,586	\$ 5,586
					\$ -	\$ -
					\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 37,753
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 5%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 5%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 80%	68,641	SF	\$ 0.55	\$ 37,753	\$ 37,753

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 68641

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG. DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
					\$ -	\$ -
					\$ -	\$ -
K	CEILINGS & SOFFITS:				\$ -	\$ 117,536
	ACOUSTICAL CEILING- 10%	6,864	SF	\$ 2.50	\$ 17,160	\$ 17,160
	DRYWALL CEILING - 10%	6,864	SF	\$ 6.00	\$ 41,185	\$ 41,185
	DRYWALL BULKHEAD	1,716	SF	\$ 10.00	\$ 17,160	\$ 17,160
	EXTERIOR METAL SOFFIT	2,595	SF	\$ 3.50	\$ 9,083	\$ 9,083
	PAINT EXPOSED CEILING- -80%	54,913	SF	\$ 0.60	\$ 32,948	\$ 32,948
					\$ -	\$ -
					\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 13,578
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	34	EA	\$ 260.00	\$ 8,923	\$ 8,923
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	93	EA	\$ 50.00	\$ 4,655	\$ 4,655
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
					\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ 559,321
	MISC EQUIPMENT ALLOWANCE	68,641	SF	\$0.25	\$ 17,160	\$ 17,160
					\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	68,641	SF	\$0.25	\$ 17,160	\$ 17,160
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	15	EA	\$15,000.00	\$ 225,000	\$ 225,000
	MISC EQUIPMENT ALLOWANCE-30,000# HYDRAULIC LIFT	5	EA	\$60,000.00	\$ 300,000	\$ 300,000
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ 68,641
	MISC. GENERAL CASEWORK ALLOWANCE	68,641	SF	\$ 1.00	\$ 68,641	\$ 68,641
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ 20,274
	BLIND	1,038	SF	\$3.00	\$ 3,114	\$ 3,114
	MISC. GENERAL FURNISHING ALLOWANCE	68,641	SF	\$ 0.25	\$ 17,160	\$ 17,160
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ -
	ELEVATOR	-	EA	\$ 16,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 68641

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG. DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
T	PLUMBING:				\$ -	\$ 549,128
	PLUMBING	68,641	SF	\$8.00	\$ 549,128	\$ 549,128
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 154,442
	SPRINKLER SYSTEM	68,641	SF	\$2.25	\$ 154,442	\$ 154,442
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ 836,410
	HVAC SYSTEM	68,641	SF	\$10.00	\$ 686,410	\$ 686,410
	HVAC SYSTEM-FUME EVACUATION SYSTEM	5	EA	\$30,000.00	\$ 150,000	\$ 150,000
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 223,083
	ELECTRICAL SYSTEM	68,641	SF	\$3.25	\$ 223,083	\$ 223,083
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 171,603
	ELECTRICAL FIXTURES	68,641	SF	\$2.50	\$ 171,603	\$ 171,603
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 188,763
	SPECIAL SYSTEM - INFRASTRUCTURE	68,641	SF	\$0.75	\$ 51,481	\$ 51,481
	SPECIAL SYSTEM - EMERGENCY GENERATOR	68,641	SF	\$2.00	\$ 137,282	\$ 137,282
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 7,085,798	\$ 7,085,798
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	68,641	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	68,641	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	68,641.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	68,641	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -
TOTAL BUILDING & SITE					\$ 7,085,798	\$ 7,085,798

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:18 PM

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	COST MODEL		
		GSF	41,781	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 417,810	\$ 10.00	13%
B	BUILDING FOOTING & SLAB	\$ 330,766	\$ 7.92	10%
C	STRUCTURAL SYSTEM	\$ 348,871	\$ 8.35	11%
D	ROOFING	\$ 281,597	\$ 6.74	9%
E	EXTERIOR WALL	\$ 540,509	\$ 12.94	16%
F	EXTERIOR DOORS & OPENING	\$ 153,778	\$ 3.68	5%
G	INTERIOR DOORS & OPENING	\$ 24,855	\$ 0.59	1%
H	INTERIOR PARTITIONS	\$ 57,407	\$ 1.37	2%
I	WALL FINISHES	\$ 29,152	\$ 0.70	1%
J	FLOOR FINISHES	\$ 22,980	\$ 0.55	1%
K	CEILINGS & SOFFITS	\$ 58,076	\$ 1.39	2%
L	INTERIOR STAIRS & RAILING	\$ -	\$ -	0%
M	ACCESSORIES & SPECIALTIES	\$ 6,737	\$ 0.16	0%
N	FIXED EQUIPMENT	\$ 62,672	\$ 1.50	2%
O	CASEWORK & MILLWORK	\$ 10,445	\$ 0.25	0%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ 14,575	\$ 0.35	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$ -	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 41,781	\$ 1.00	1%
U	FIRE PROTECTION	\$ 62,672	\$ 1.50	2%
V	H.V.A.C. SYSTEM	\$ 417,810	\$ 10.00	13%
W	ELECTRICAL SYSTEM	\$ 208,905	\$ 5.00	6%
X	LIGHTING	\$ 83,562	\$ 2.00	3%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 125,343	\$ 3.00	4%
	SUB-TOTAL BUILDING	\$ 3,300,302	\$ 78.99	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 165,015	\$ 3.95	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 3,465,317	\$ 82.94	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 417,810
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	41,781	SF	\$ 10.00	\$ 417,810	\$ 417,810
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 330,766
	EXT. WALL FOOTING	918	LF	\$ 20.00	\$ 18,353	\$ 18,353
	INT. WALL FOOTING	1,377	LF	\$ 15.00	\$ 20,648	\$ 20,648
	SPREAD FOOTING	10,445	SF	\$ 14.00	\$ 146,234	\$ 146,234
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	1,835	SF	\$ 10.00	\$ 18,353	\$ 18,353
	SERVICE PIT	-	SF	\$ 30.00	\$ -	\$ -
	PERIMETER INSULATION	1,835	SF	\$ 1.00	\$ 1,835	\$ 1,835
	SLAB ON GRADE	41,781	SF	\$ 3.00	\$ 125,343	\$ 125,343
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 348,871
	STRUCTURAL STEEL	42	TON	\$ 1,800.00	\$ 75,206	\$ 75,206
	STEEL JOIST	42	TON	\$ 1,400.00	\$ 58,493	\$ 58,493
	STEEL TRUSS	21	TON	\$ 2,000.00	\$ 41,781	\$ 41,781
	MISC. STEEL	21	TON	\$ 1,900.00	\$ 39,692	\$ 39,692
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	41,781	SF	\$ 2.00	\$ 83,562	\$ 83,562
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	41,781	SF	\$ 1.20	\$ 50,137	\$ 50,137
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 281,597
	METAL ROOFING - 0%	-	SF	\$ 8.00	\$ -	\$ -
	EPDM ROOFING - 100%	41,781	SF	\$ 4.00	\$ 167,124	\$ 167,124
	RIGID ROOF DECK INSULATION	41,781	SF	\$ 1.50	\$ 62,672	\$ 62,672
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	2,753	SF	\$ 15.00	\$ 41,295	\$ 41,295
	ALUM. GUTTER & DOWNSPOUT	-	LF	\$ 10.00	\$ -	\$ -
	WOOD BLOCKING	5	MBF	\$ 1,200.00	\$ 5,506	\$ 5,506
	MISC. ROOF ACCESSORIES	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 540,509
	CMU BACK-UP - 100%	27,530	SF	\$ 7.00	\$ 192,711	\$ 192,711
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	27,530	SF	\$ 9.00	\$ 247,772	\$ 247,772
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	13,765	LF	\$ 2.00	\$ 27,530	\$ 27,530
	GROUT LINTEL	2,753	LF	\$ 2.00	\$ 5,506	\$ 5,506

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	WINDOW SILL	918	LF	\$ 20.00	\$ 18,353	\$ 18,353
	METAL SIDING / PANEL	-	SF	\$ 5.00	\$ -	\$ -
	RIGID INSULATION	27,530	SF	\$ 1.20	\$ 33,036	\$ 33,036
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	3,671	SF	\$ 2.00	\$ 7,341	\$ 7,341
	DAMPROOFING / FELT	27,530	SF	\$ 0.30	\$ 8,259	\$ 8,259
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ 153,778
	H.M. DOOR, FRAME & HARDWARE	13	EA	\$ 1,200.00	\$ 15,600	\$ 15,600
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	O.H. COILING DOOR, FRAME & HARDWARE	10	EA	\$ 9,000.00	\$ 90,000	\$ 90,000
	ALUM. WINDOW - 25% OF TOTAL	1,377	SF	\$ 35.00	\$ 48,178	\$ 48,178
					\$ -	\$ -
					\$ -	\$ -
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ 24,855
	H.M. DOOR, FRAME & HARDWARE	13	EA	\$ 1,100.00	\$ 14,410	\$ 14,410
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	418	SF	\$ 25.00	\$ 10,445	\$ 10,445
					\$ -	\$ -
H	INTERIOR PARTITIONS:				\$ -	\$ 57,407
	CMU PARTITION - 15% OF TOTAL	7,521	SF	\$ 7.00	\$ 52,644	\$ 52,644
	DRYWALL PARTITION - 0%	-	SF	\$ 4.00	\$ -	\$ -
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$ 2.50	\$ -	\$ -
	GROUT BLOCK	1,880	SF	\$ 2.00	\$ 3,760	\$ 3,760
	GROUT BOND BEAM	501	LF	\$ 2.00	\$ 1,003	\$ 1,003
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ 29,152
	PAINT WALL - REGULAR - 10%	3,831	SF	\$ 0.45	\$ 1,724	\$ 1,724
	PAINT WALL - EPOXY - 90%	34,483	SF	\$ 0.75	\$ 25,862	\$ 25,862
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	26	EA	\$ 60.00	\$ 1,566	\$ 1,566
					\$ -	\$ -
					\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 22,980
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 0%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 0%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 100%	41,781	SF	\$ 0.55	\$ 22,980	\$ 22,980

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
					\$ -	\$ -
					\$ -	\$ -
K	CEILINGS & SOFFITS:				\$ -	\$ 58,076
	ACOUSTICAL CEILING- 0%	-	SF	\$ 2.50	\$ -	\$ -
	DRYWALL CEILING - 10%	4,178	SF	\$ 6.00	\$ 25,069	\$ 25,069
	DRYWALL BULKHEAD	1,045	SF	\$ 10.00	\$ 10,445	\$ 10,445
	EXTERIOR METAL SOFFIT	-	SF	\$ 3.50	\$ -	\$ -
	PAINT EXPOSED CEILING- -90%	37,603	SF	\$ 0.60	\$ 22,562	\$ 22,562
					\$ -	\$ -
					\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 6,737
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	21	EA	\$ 260.00	\$ 5,432	\$ 5,432
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	26	EA	\$ 50.00	\$ 1,305	\$ 1,305
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
					\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ 62,672
	MISC EQUIPMENT ALLOWANCE	41,781	SF	\$1.25	\$ 52,226	\$ 52,226
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	41,781	SF	\$0.25	\$ 10,445	\$ 10,445
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ 10,445
	MISC. GENERAL CASEWORK ALLOWANCE	41,781	SF	\$ 0.25	\$ 10,445	\$ 10,445
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ 14,575
	BLIND	1,377	SF	\$3.00	\$ 4,130	\$ 4,130
	MISC. GENERAL FURNISHING ALLOWANCE	41,781	SF	\$ 0.25	\$ 10,445	\$ 10,445
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ -
	ELEVATOR	-	EA	\$ 16,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	-	EA	\$15,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-30,000# HYDRAULIC LIFT	-	EA	\$60,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
T	PLUMBING:				\$ -	\$ 41,781
	PLUMBING	41,781	SF	\$1.00	\$ 41,781	\$ 41,781
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 62,672
	SPRINKLER SYSTEM	41,781	SF	\$1.50	\$ 62,672	\$ 62,672
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ 417,810
	HVAC SYSTEM	41,781	SF	\$10.00	\$ 417,810	\$ 417,810
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 208,905
	ELECTRICAL SYSTEM	41,781	SF	\$5.00	\$ 208,905	\$ 208,905
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 83,562
	ELECTRICAL FIXTURES	41,781	SF	\$2.00	\$ 83,562	\$ 83,562
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 125,343
	SPECIAL SYSTEM - INFRASTRUCTURE	41,781	SF	\$1.00	\$ 41,781	\$ 41,781
	SPECIAL SYSTEM - EMERGENCY GENERATOR	41,781	SF	\$2.00	\$ 83,562	\$ 83,562
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 3,300,302	\$ 3,300,302
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	41,781	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	41,781	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	41,781.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	41,781	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -
TOTAL BUILDING & SITE					\$ 3,300,302	\$ 3,300,302

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:19 PM

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	COST MODEL		
		GSF	20,000	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 110,000	\$ 5.50	11%
B	BUILDING FOOTING & SLAB	\$ 143,200	\$ 7.16	15%
C	STRUCTURAL SYSTEM	\$ 239,000	\$ 11.95	24%
D	ROOFING	\$ 245,660	\$ 12.28	25%
E	EXTERIOR WALL	\$ 68,640	\$ 3.43	7%
F	EXTERIOR DOORS & OPENING	\$ -	\$ -	0%
G	INTERIOR DOORS & OPENING	\$ -	\$ -	0%
H	INTERIOR PARTITIONS	\$ -	\$ -	0%
I	WALL FINISHES	\$ -	\$ -	0%
J	FLOOR FINISHES	\$ 11,000	\$ 0.55	1%
K	CEILINGS & SOFFITS	\$ -	\$ -	0%
L	INTERIOR STAIRS & RAILING	\$ -	\$ -	0%
M	ACCESSORIES & SPECIALTIES	\$ 2,600	\$ 0.13	0%
N	FIXED EQUIPMENT	\$ -	\$ -	0%
O	CASEWORK & MILLWORK	\$ -	\$ -	0%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ -	\$ -	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$ -	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 5,000	\$ 0.25	1%
U	FIRE PROTECTION	\$ 30,000	\$ 1.50	3%
V	H.V.A.C. SYSTEM	\$ -	\$ -	0%
W	ELECTRICAL SYSTEM	\$ 40,000	\$ 2.00	4%
X	LIGHTING	\$ 40,000	\$ 2.00	4%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 45,000	\$ 2.25	5%
	SUB-TOTAL BUILDING	\$ 980,100	\$ 49.01	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 49,005	\$ 2.45	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 1,029,105	\$ 51.46	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 110,000
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	20,000	SF	\$ 5.50	\$ 110,000	\$ 110,000
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 143,200
	EXT. WALL FOOTING	660	LF	\$ 20.00	\$ 13,200	\$ 13,200
	INT. WALL FOOTING	-	LF	\$ 15.00	\$ -	\$ -
	SPREAD FOOTING	5,000	SF	\$ 14.00	\$ 70,000	\$ 70,000
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	-	SF	\$ 10.00	\$ -	\$ -
	SERVICE PIT	-	SF	\$ 30.00	\$ -	\$ -
	PERIMETER INSULATION	-	SF	\$ 1.00	\$ -	\$ -
	SLAB ON GRADE	20,000	SF	\$ 3.00	\$ 60,000	\$ 60,000
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 239,000
	STRUCTURAL STEEL	60	TON	\$ 1,800.00	\$ 108,000	\$ 108,000
	STEEL JOIST	20	TON	\$ 1,400.00	\$ 28,000	\$ 28,000
	STEEL TRUSS	10	TON	\$ 2,000.00	\$ 20,000	\$ 20,000
	MISC. STEEL	10	TON	\$ 1,900.00	\$ 19,000	\$ 19,000
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	20,000	SF	\$ 2.00	\$ 40,000	\$ 40,000
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	20,000	SF	\$ 1.20	\$ 24,000	\$ 24,000
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 245,660
	METAL ROOFING - 100%	23,000	SF	\$ 8.00	\$ 184,000	\$ 184,000
	EPDM ROOFING - 0%	-	SF	\$ 4.00	\$ -	\$ -
	RIGID ROOF DECK INSULATION	-	SF	\$ 1.50	\$ -	\$ -
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	1,980	SF	\$ 15.00	\$ 29,700	\$ 29,700
	ALUM. GUTTER & DOWNSPOUT	2,300	LF	\$ 10.00	\$ 23,000	\$ 23,000
	WOOD BLOCKING	3	MBF	\$ 1,200.00	\$ 3,960	\$ 3,960
	MISC. ROOF ACCESSORIES	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 68,640
	CMU BACK-UP - 100%	-	SF	\$ 7.00	\$ -	\$ -
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	-	SF	\$ 9.00	\$ -	\$ -
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	-	LF	\$ 2.00	\$ -	\$ -
	GROUT LINTEL	-	LF	\$ 2.00	\$ -	\$ -

Project: 04107-00

CITY OF CHARLESTON, SC

MILFORD STREET OPERATIONS CENTER

NEW CONSTRUCTION - EXTERIOR WAREHOUSE

COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05

ANALYST: Carr/ Kersey

PHASE: CM

TIME: 16-May-05

GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	WINDOW SILL	-	LF	\$ 20.00	\$ -	\$ -
	METAL SIDING / PANEL	7,920	SF	\$ 8.00	\$ 63,360	\$ 63,360
	RIGID INSULATION	-	SF	\$ 1.20	\$ -	\$ -
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	2,640	SF	\$ 2.00	\$ 5,280	\$ 5,280
	DAMPROOFING / FELT	-	SF	\$ 0.30	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ -
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	O.H. COILING DOOR, FRAME & HARDWARE	-	EA	\$ 9,000.00	\$ -	\$ -
	ALUM. WINDOW	-	SF	\$ 35.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ -
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$ 1,100.00	\$ -	\$ -
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
H	INTERIOR PARTITIONS:				\$ -	\$ -
	CMU PARTITION - 100%	-	SF	\$ 7.00	\$ -	\$ -
	DRYWALL PARTITION - 0%	-	SF	\$ 4.00	\$ -	\$ -
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$ 2.50	\$ -	\$ -
	GROUT BLOCK	-	SF	\$ 2.00	\$ -	\$ -
	GROUT BOND BEAM	-	LF	\$ 2.00	\$ -	\$ -
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ -
	PAINT WALL - REGULAR - 10%	-	SF	\$ 0.45	\$ -	\$ -
	PAINT WALL - EPOXY - 90%	-	SF	\$ 0.75	\$ -	\$ -
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	-	EA	\$ 60.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 11,000
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 5%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 5%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 100%	20,000	SF	\$ 0.55	\$ 11,000	\$ 11,000

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carrl Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
					\$ -	\$ -
					\$ -	\$ -
K	CEILINGS & SOFFITS:				\$ -	\$ -
	ACOUSTICAL CEILING- 10%	-	SF	\$ 2.50	\$ -	\$ -
	DRYWALL CEILING - 10%	-	SF	\$ 6.00	\$ -	\$ -
	DRYWALL BULKHEAD	-	SF	\$ 10.00	\$ -	\$ -
	EXTERIOR METAL SOFFIT	-	SF	\$ 3.50	\$ -	\$ -
	PAINT EXPOSED CEILING- -100%	-	SF	\$ 0.60	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 2,600
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	10	EA	\$ 260.00	\$ 2,600	\$ 2,600
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	-	EA	\$ 50.00	\$ -	\$ -
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
					\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE	20,000	SF	\$0.00	\$ -	\$ -
					\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	-	EA	\$9,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	-	EA	\$15,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-30,000# HYDRAULIC LIFT	-	EA	\$60,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ -
	MISC. GENERAL CASEWORK ALLOWANCE	-	SF	\$ 1.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ -
	BLIND	-	SF	\$3.00	\$ -	\$ -
	MISC. GENERAL FURNISHING ALLOWANCE	-	SF	\$ 0.25	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ -
	ELEVATOR	-	EA	\$ 16,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
T	PLUMBING:				\$ -	\$ 5,000
	PLUMBING	20,000	SF	\$0.25	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 30,000
	SPRINKLER SYSTEM	20,000	SF	\$1.50	\$ 30,000	\$ 30,000
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ -
	HVAC SYSTEM	20,000	SF	\$0.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 40,000
	ELECTRICAL SYSTEM	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 40,000
	ELECTRICAL FIXTURES	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 45,000
	SPECIAL SYSTEM - INFRASTRUCTURE	20,000	SF	\$0.25	\$ 5,000	\$ 5,000
	SPECIAL SYSTEM - EMERGENCY GENERATOR	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 980,100	\$ 980,100
					\$ -	\$ -
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	20,000.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -
TOTAL BUILDING & SITE					\$ 980,100	\$ 980,100

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 SITEWORK
 COST MODEL - SITEWORK

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:28 PM

CODE	SITEWORK DESCRIPTION	COST MODEL		
		GSF	142,622	
		COST	\$/GSF	%
	TOTAL SITEWORK :			
A	SITE GENERAL CONDITIONS & FEES:	\$ 178,278	\$ 1.25	7%
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:	\$ 165,311	\$ 1.16	7%
Z2	SITE DEVELOPMENT:	\$ 1,605,871	\$ 11.26	68%
AA	SITE UTILITIES:	\$ 427,866	\$ 3.00	18%
	SUB-TOTAL SITEWORK	\$ 2,377,325	\$ 16.67	100%
5%	DESIGN CONTINGENCY - SITE	\$ 118,866	\$ 0.83	
0%	ESCALATION - SITE	\$ -	\$ -	
	TOTAL SITEWORK	\$ 2,496,192	\$ 17.50	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 2,496,192	\$ 17.50	